

**CARMEL REDEVELOPMENT COMMISSION Meeting  
Wednesday, July 17, 2019**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Kevin Rider	Present
Member	Katie Browning	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Not Present
Office Manager	Rachel Finn	Present
City Attorney	Ashley Ulbricht	Present
Legal Counsel	Ryan Wilmering	Present

President Hammer called the meeting to order at 6:31 p.m.

The Pledge of Allegiance was said.

**Approval of Minutes**

The June 25, 2019, minutes were presented. Mr. Rider moved to approve the minutes. Vice President Bowers seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

**Financial Matters**

Executive Director Mestetsky stated the Commission's end of the month June balance totaled \$4,090,635 and, including the restricted funds, the balance totaled \$9,281,841.

**Update on Outstanding Receivables**

Director Mestetsky stated there are two outstanding receivables:

- 1) Project Blue invoices of \$15,643.
- 2) Initial Energy Consumption Fee for The Mezz of \$519,616.

**Approval of Claims**

Director Mestetsky requested the Commission to approve the non-operating invoices in the amount of \$121,051.53.

Director Mestetsky stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$22,243.90.

Director Mestetsky stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$6,192.05.

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Director Mestetsky stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$15,328.30.

Mr. Campagna moved to approve the claims, seconded by Mr. Rider.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

**Executive Director Reports with Update on Properties**

Executive Director Mestetsky acknowledged the passing of Les Olds and asked for a moment of silence. The CRC is planning a memorial ceremony for Les at the West Garden of the Palladium sometime the end of August. The hotel continues to frame out interior rooms. The Proscenium deck is almost complete. Barrett & Stokely and Merchants Bank are nearing completion. The CRC has extended reviewing of the RFP responses received for Lot One.

**Committee Reports**

Finance Committee – Met July 2<sup>nd</sup> and discussed the Carmel Redevelopment Commission’s 2019 Budget.

Architectural Review Committee – none.

**Old Business**

- a. **Action Item #1** – Resolution 2019-11 RE: Grant of James Building office space to 4CDC

Director Mestetsky asked that the Commission approve the resolution to grant a portion of the James Building office space from the CRC to the 4CDC.

Secretary Brooks moved to approve. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- b. **Action Item #2** – Resolution 2019-12 RE: Grant Agreement with 4CDC

Director Mestetsky asked that the Commission approve the authorization of a back-up in the event that 4CDC explores a loan against the office portion of the James Building.

Secretary Brooks moved to approve. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

**New Business**

- c. **Action Item #3** – Contract for Hamilton site work

Deputy Director Fairman asked that the Commission approve the contract for Hamilton site work, using funds which were committed by the CRC to improve Carmel City Center Phase II.

Mr. Rider moved to approve. Vice President Bowers seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- d. **Action Item #4** – Approval of Revised 2019 Budget

Director Mestetsky asked that the Commission approve the amendment to the budget to reflect current and forecasted revenues and expenditures.

Vice President Bowers moved to approve. Secretary Brooks seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

**Other Business**

None.

**Adjournment**

Mr. Rider moved to adjourn, seconded by Vice President Bowers. The Commission adjourned the meeting at 6:54 p.m.

The next regularly scheduled meeting is Wednesday, August 21, 2019, 6:30 p.m.